

November 2, 1978

- | | | |
|----|-------------|---|
| 1. | Z-4230-4231 | Roxbury Multi Service Center
250 and 252 Columbia Road, Dorchester |
| 2. | Z-4259 | Rosell L. Friday, Jr.
10 Aspen Street, Roxbury |
| 3. | Z-4260 | Frederick J. Santosuosso
592 Cambridge Street, Allston |
| 4. | Z-4263 | Shawmut Bank of Boston
3 St. Stephen Street, Boston |
| 5. | Z-4264 | Causeway Associates, Inc.
283 Causeway Street, Boston |
| 6. | Z-4266 | David W. and Nancy D. Mitton
4 Adams Street, Charlestown |
| 7. | Z-4267 | Peter and Pauline Lucas
11 Roanoke Avenue, Jamaica Plain |
| 8. | Z-4268 | Tobias Yarmolinsky
9 Union Street, Charlestown |
| 9. | Z-4281 | Pilgrim Management Corp.
753-757 Boylston Street, Boston |

MEMORANDUM

November 2, 1978

TO: BOSTON REDEVELOPMENT AUTHORITY
FROM: Robert J. Ryan, Director
SUBJECT: BOARD OF APPEAL REFERRALS

Hearing: 11/14/78
Z-4230-4231
Roxbury Multi Service Center
250 and 252 Columbia Road
Dorchester
at Brunswick Street

Two three-story masonry structures

District(s): apartment _____ general business _____ industrial _____
residential _____ local business L-1 _____ waterfront _____
single family _____ manufacturing _____

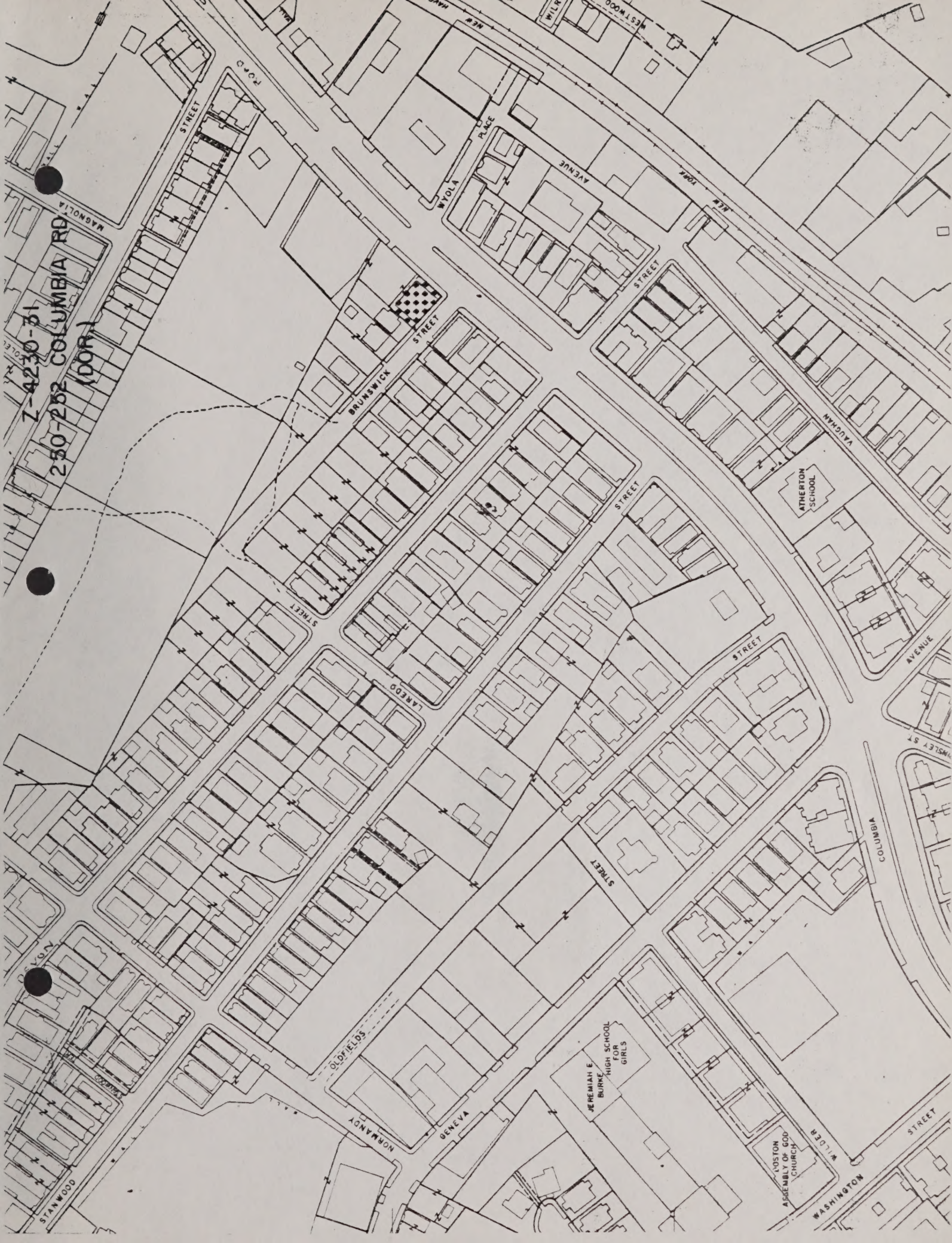
Purpose: change occupancy of each structure from lodging house for men to residential program for twelve women.

Violation(s):			
Section		Required	Proposed
8-7	A correctional home is forbidden in an L-1 district.		
14-2	Lot area is insufficient.		
23-3	Off street parking is insufficient.		

A previous halfway program for thirteen male ex-offenders from the Department of Correction which existed at the site from 1973 to 1976 generated unrest and concerns, and had an adverse impact on abutting Brunswick Street residents. Proposed facility for twelve girls ages 13-18 committed to DYS by the courts has generated similar feelings of concern and strong opposition. Recommend denial.

VOTED: In reference to Petitions Z-4230-4231, brought by Roxbury Multi Service Center, 250 and 252 Columbia Road, Dorchester, for two forbidden uses and four variances for change of occupancy of each structure from lodging house for men to residential program for twelve women in a local business (L-1) district, the Boston Redevelopment Authority recommends denial. Previous facility generated unrest and concerns, and had an adverse impact on abutting Brunswick Street residents. Proposed program has generated similar feelings of concern and strong opposition.

Z-4230-31
250-252 COLUMBIA RD
(DOOR)



Board of Appeal Referrals 11/2/78

Hearing: 11/14/78

Z-4259
 Rosell L. Friday, Jr.
 10 Aspen Street
 Roxbury
 Near Copeland Street

Three-story structure

District(s): apartment R-.8 general business _____ industrial _____
 residential _____ local business _____ waterfront _____
 single family _____ manufacturing _____

Purpose: Change occupancy from three to six apartments.

Violation(s):

SectionRequiredProposed

8-7.	Any dwelling converted for more families which does not meet the requirements of lot area, open space and off-street parking is forbidden in an R-.8 district.		
14-2	Lot area is insufficient	12,500 s.f.	5,835 s.f.
17-1	Open space is insufficient	800 s.f.	527 s.f.
23-1	Off-street parking is insufficient	3 spaces	0

Neighbors have expressed concern that the lack of parking facilities will aggravate existing on-street parking problems. Recommend denial.

VOTED: In reference to Petition Z-4259, brought by Rosell L. Friday, Jr., 10 Aspen Street, Roxbury, for a forbidden use and three variances for change of occupancy from three to six apartments in a residential (R-.8) district, the Boston Redevelopment Authority recommends denial. Neighbors have expressed concern that lack of parking facilities will aggravate on-street parking problem.



Z-4259
10 ASPEN ST.
(ROX.)

Board of Appeal Referrals 11/2/78

Hearing: 11/14/78

Petition Z-4260
Frederick J. Santosuosso
592 Cambridge Street
Allston
Near Gordon Street

2½ story structure

District(s):	apartment _____	general business _____	industrial _____
	residential <u>R-.5</u>	local business _____	waterfront _____
	single family _____		manufacturing _____

Purpose: Change occupancy from one family dwelling to lodging house for 23 persons.

Violation(s):

<u>Section</u>		<u>Required</u>	<u>Proposed</u>
8-7	Lodging house is forbidden in an R-5 district.		
10-1	Parking is not allowed within required front yard.		
23-1	Off-street parking is insufficient.		

Proposal is a halfway house for 23 retarded persons. This density, using ten bedrooms and three bathrooms, is excessive. Department of Mental Health should make an evaluation of the facility. Recommend denial as submitted.

VOTED: In reference to Petition Z-4260, brought by Frederick J. Santosuosso, 592 Cambridge Street, Allston, for change of occupancy from one family dwelling to halfway house in a residential (R-.5) district, the Boston Redevelopment Authority recommends denial as submitted. Proposal is a halfway house for 23 retarded persons. This density, using ten bedrooms and three bathrooms, is excessive. Department of Mental Health should make an evaluation of the facility.



Z-4260
592 CAMBRIDGE ST.
(ALLSTON)

Board of Appeal Referrals 11/2/78

Hearing: 11/14/78

Z-4263
Shawmut Bank of Boston
3 St. Stephen Street
Boston
At Westland Avenue

One-story bank structure

District(s): apartment _____ general business B-2 industrial _____
residential _____ local business _____ waterfront _____
single family _____ manufacturing _____

Purpose: Use premises for parking of 26 cars for fee.

Violation(s):

<u>Section</u>	<u>Required</u>	<u>Proposed</u>
8-7	Public parking lot for fee is conditional in a restricted parking district.	

Lot is presently used for bank customers. It is proposed to lease the lot after banking hours to a commercial operator for three years. Staff and FenPac share opinion that lot be used for community residential overnight parking. Recommend denial.

VOTED: In reference to Petition Z-4263, brought by Shawmut Bank of Boston, 3 St. Stephen Street, Boston, as a conditional use for use of premises for parking of 26 cars for fee in a general business (B-2) district, the Boston Redevelopment Authority recommends denial. Authority and FenPac are amenable to use of lot for community residential overnight parking alleviating congested on-street conditions.



Z-4263
3 ST STEPHEN ST
(B.P.)

Board of Appeal Referrals 11/2/78

Hearing: 11/21/78

Z-4264
Causeway Associates, Inc.
283 Causeway Street
Boston
At Endicott Street

Five-story structure

District(s):	apartment_____	general business_____	industrial_____
	residential_____	local business_____	waterfront_____
	single family_____		manufacturing <u>M-2</u>

Purpose: Erect one-story addition to restaurant.

Violation(s):

<u>Section</u>		<u>Required</u>	<u>Proposed</u>
15-1	Floor area ratio is excessive	2	2.4
20-1	Rear yard is insufficient	12 ft.	0

Addition to be constructed over existing first story will provide office space for restaurant facility. Off-street parking arrangements have been made with nearby garage. Recommend approval with provisos.

VOTED: In reference to Petition Z-4264, brought by Causeway Associates, Inc., 283 Causeway Street, Boston, for two variances to erect a one-story addition to a restaurant in a manufacturing (M-2) district, the Boston Redevelopment Authority recommends approval with the following provisos: that addition not exceed height of existing roof structure and obstruct window of abutting building on Prince Street; that plans be submitted to the Authority for design review.



Z-4264

283 CAUSEWAY ST
(B.P.)

Board of Appeal Referrals 11/2/78

Hearing: 11/21/78

Z-4266
David W. & Nancy D. Mitton
4 Adams Street
Charlestown

3½ story structure

District(s):	apartment <u>H-1</u>	general business _____	industrial _____
	residential _____	local business _____	waterfront _____
	single family _____		manufacturing _____

Purpose: Change occupancy from one to two family dwelling.

Violation(s):

<u>Section</u>		<u>Required</u>	<u>Proposed</u>
8-7	Any dwelling converted for more families which does not meet the requirements for lot area is forbidden in an H-1 district.		
14-2	Lot area is insufficient.	3500 s.f.	1821 s.f.

Conversion is compatible with residential neighborhood. Abutters support.
Recommend approval with proviso.

VOTED: In reference to Petition Z-4266, brought by David W. & Nancy D. Mitton, 4 Adams Street, Charlestown, for a forbidden use and a variance for a change of occupancy from one to two family dwelling in an apartment (H-1) district, the Boston Redevelopment Authority recommends approval with proviso that occupancy be limited to two dwelling units.



2-4266
4 ADAMS ST
(CHSN.)

Board of Appeal Referrals 11/2/78

Hearing: 11/21/78

Z-4267
 Peter & Pauline Lucas
 11 Roanoke Avenue
 Jamaica Plain
 Near Elm Street

2½ story residential

District(s):	apartment_____	general business_____	industrial_____
	residential <u>R-.5</u>	local business_____	waterfront_____
	single family_____		manufacturing_____

Purpose: Change occupancy from two family dwelling to six apartments.

Violation(s):

SectionRequiredProposed

8-7	Any dwelling converted for more families which does not meet the requirements of lot area and open space is forbidden in an R-.5 district.		
14-1	Lot area is insufficient	2 acres	6729 s.f.
17-1	Open space is insufficient	1000 s.f.	834 s.f.

Density is inappropriate and excessive. No off-street parking provisions. Neighborhood opposition exists. Recommend denial.

VOTED: In reference to Petition Z-4267, brought by Peter & Pauline Lucas, 11 Roanoke Avenue, Jamaica Plain, for a forbidden use and two vacancies for a change of occupancy from two family dwelling to six apartments in a residential (R-.5) district, the Boston Redevelopment Authority recommends denial. Density is inappropriate and excessive. No off-street parking provisions. Neighborhood opposition exists.



Z-4267
II ROANOKE AVE
(J.R.)

J.W. MURPHY

PLAYGROUND

GRANDSTAND

CAROLINA

VERONA

LEE

CAROLINE PL

JOHN A ANDREW

JAMAICA PLAIN
HIGH SCHOOL

ST. JOHN'S
EPISCOPAL CHURCH

REVERE

ALVESTON TER

AVENUE

POLICE
DIV 13

MAPLE

SEAVERNS

BROWN

HARRIS

GREENOUGH

STOREY

PLACE

MUNICIPAL
BUILDING

BOSTON
PUBLIC LIBRARY
JAMAICA PLAIN
BRANCH

TENNIS COURT

AGASSIZ
GRAMMAR SCHOOL

STREET

CENTRE

THOMAS

STREET

HALL

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

Board of Appeal Referrals 11/2/78

Hearing: 11/21/78

Z-4268
Tobias Yarmolinsky
9 Union Street
Charlestown
Near Main Street

2½ story masonry structure

District(s):	apartment H-1 _____	general business _____	industrial _____
	residential _____	local business _____	waterfront _____
	single family _____		manufacturing _____

Purpose: Legalize occupancy - two family dwelling.

Violation(s):		Required	Proposed
Section			
8-7	Any dwelling converted for more families which does not meet the requirements of lot area is forbidden in an H-1 district.		
14-2	Lot area is insufficient	3500 s.f.	2842 s.f.

Two family occupancy is an existing condition and consistent with residential character of the street. No opposition from abutters. Recommend approval with proviso.

VOTED: In reference to Petition Z-4268, brought by Tobias Yarmolinsky, 9 Union Street, Charlestown, for a forbidden use and a variance to legalize occupancy as two family dwelling in an apartment (H-1) district, the Boston Redevelopment Authority recommends approval with proviso that occupancy be limited to two dwelling units.



Z-4268
9 UNION ST.
(CHSN.)

Board of Appeal Referrals 11/2/78

Hearing: 11/7/78

Petition Z-4281
Pilgrim Management Corp.
753-757 Boylston Street
Boston
Near Fairfield Street

Eight-story structure

District(s): apartment _____ general business B-4-70 industrial _____
residential _____ local business _____ waterfront _____
single family _____ manufacturing _____

Purpose: Change occupancy from stores, offices, restaurant to stores, offices and two restaurants.

Violation(s):

Section

Required

Proposed

8-6. Extension of a conditional use requires
Board of Appeal hearing.

Several food establishments already exist in this block. Additional facility is inappropriate and opposed by Neighborhood Association. Recommend denial.

VOTED: In reference to Petition Z-4281, brought by Pilgrim Management Corp., 753-757 Boylston Street, Boston, for a change of occupancy from stores, offices, restaurant to stores, offices and two restaurants in a general business (B-4-70) district, the Boston Redevelopment Authority recommends denial. Several food establishments already exist in this block. Additional facility is inappropriate and opposed by Neighborhood Association.



Z-4281

BOYLSTON ST
(B.P.)

753-757

CITY OF BOSTON
PARKING NO. 1
UNIT NO. 1

STREET

ST. JAMES

JOHN

CLARENDON

PARKING AREA

TRINITY

PLACE

STANHOPE

ALBANY

PARKING

STREET

BUCKINGHAM

CLARENDON

COPLEY SQUARE

STREET

DARTMOUTH

AVENUE

STREET

BAGDEN

STREET

EXETER

LEERIS

NO. 1000

NO. 1000

COMMONWEALTH
MESSAGE
DEPT. OF
EDUCATION

PRINCE
SCHOOL

NEUBURNE

DARTMOUTH

PARKING

COMMONWEALTH

EXETER

